

9,153 Sq. Ft. INDUSTRIAL ~ OFFICE BUILDING FOR SALE

688 N. Bryant St.
Denver, CO 80204

\$599,000



PROPERTY DETAILS

- 9,153 sf two-story building
1st floor - 6,019 sq. ft.
2nd floor - 3,134 sq. ft.
- Built in 1959, completely renovated in 1999
- Easily converted to provide additional warehouse area with ample offices
- 2 front entries, plus access to warehouse at rear of building; Loading dock in rear with overhead garage door and parking spots available
- Numerous windows provide natural light
- ADA accessible
- I-A Zoning (Light Industrial)
- Electrical is 3 Phase, 120/240 Volt, High Leg Delta with 400 Amps
- 9,375 sf lot in the City and County of Denver at the corner of Bryant Street and 7th Avenue

LOCATION HIGHLIGHTS

- Central Denver location off the 6th Avenue Exit at I-25
- Easy, quick access to major thoroughfares including I-25, 6th Avenue, I-70, & Santa Fe Drive





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First Floor Plan - 6,019 sf

6 offices, 3 training areas,
large warehouse, storage,
4 restrooms



Second Floor Plan - 3,134 sf

5 offices, 2 training rooms,
conference room,
2 restrooms



EXCLUSIVELY MARKETED BY:

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